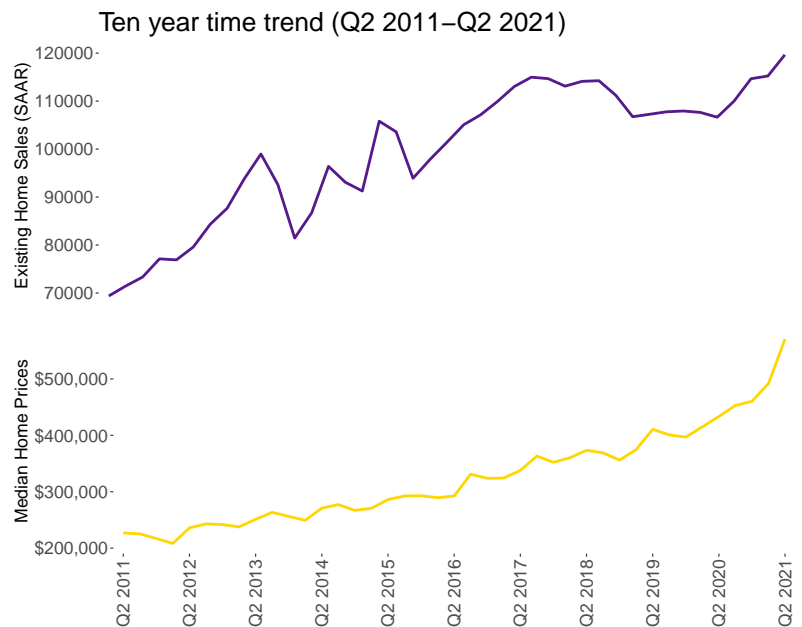


## Washington Market Highlights: Second Quarter 2021

- Existing home sales rose in the second quarter by 3.8 percent to a seasonally adjusted annual rate of 119,650 units compared to last quarter, and rose 12.2 percent compared to a year earlier.
- Building permit activity rose 14.6 percent from a year earlier, totaling 11,501 new units authorized. Of these, 5,786 were issued for single-family units.
- The median price home sold in Washington during the second quarter was \$570,800, 31.7 percent higher than a year earlier.
- Housing affordability fell for all buyers and for first-time buyers from the previous quarter. The All-Buyer Housing Affordability Index stayed above 100 in 19 of Washington's 39 counties.
- Inventories of homes available for sale totaled 6,830 single-family homes at the end of the quarter, a 59.8% increase from the previous quarter and a 32.5 percent decline from a year ago. This inventory level represented a 0.7 month supply, a slight imbalance, where demand exceeds the supply of homes on the market.



Washington State's Housing Market is a quarterly report to the Washington Real Estate Commission and the Washington State Department of Licensing.

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Second Quarter 2021  
 Issued August 2021

## Survey Description

**Publication:** Washington State's Housing Market is a publication of the Washington Center for Real Estate Research (WCRER) at the University of Washington.

**Coverage:** At least quarterly, WCRER receives data on single-family home sales from each multiple listing service located in, or providing market coverage to, Washington communities. In 2012, data on nearly 69,000 home transactions were received and processed.

**Sales Volume:** Estimated total sales value of single-family homes in each county is compiled using a scale factor to transform the MLS sales to market totals. This scaling is required since a significant number of transactions are always completed as "for sale by owner" or are assisted by real estate licensees who do not participate in a MLS. Scale factors were developed by analyzing the relationship between MLS sales and measures of total single-family sales derived from the 2010 American Community Survey and data from individual county assessors. Data in this report represents closed sales transactions.

**Sales Price:** Median sales prices represent that price at which half the sales in a county (or the state) took place at higher prices, and half at lower prices. Since WCRER does not receive sales data on individual transactions (only aggregated statistics), the median is determined by the proportion of sales in a given range of prices required to reach the midway point in the distribution. While average prices are not reported, they tend to be 15-20 percent above the median.

Movements in sales prices should not be interpreted as appreciation rates. Prices are influenced by changes in cost and changes in the characteristics of homes actually sold. The table on prices by number of bedrooms provides a better measure of appreciation of types of homes than the overall median, but it is still subject to composition issues (such as square footage of home, quality of finishes and size of lot, among others).

There is a degree of seasonal variation in reported selling prices. Prices tend to hit a seasonal peak in summer, then decline through the winter before turning upward again, but home sales prices are not seasonally adjusted. Users are encouraged to limit price comparisons to the same time period in previous years.

**Seasonal Adjustment:** Volume statistics are seasonally adjusted using the X-11 method of seasonal adjustment originally developed at the US Bureau of the Census and used for adjustment of most economic statistics by government agencies. The procedure includes adjusting for trading day variation—the number of Mondays, Tuesdays, etc., in a particular month or quarter. This type of variation in the data was found to be significant.

Sales in each county are first seasonally adjusted, then aggregated to yield the statewide statistics.

Seasonal indices are based on quarterly single-family home sales activity dating from Second quarter 1994. New seasonal adjustment factors are constructed at the conclusion of each year. Data for the three preceding years are revised using these new seasonal factors.

Seasonally-adjusted annual rate values are based on single quarter sales and indicate the number of sales which would take place in a year if the relative sales pace were to continue. They are not a forecast of annual activity and do not include the sales observations of previous quarters.

**Metropolitan/Micropolitan Areas:** This report uses the definitions of metropolitan and micropolitan areas by the Federal Office of Management and Budget. Briefly, metropolitan areas are larger communities with at least 50,000 people in the urban core. Micropolitan areas are smaller cities, with 10,000-50,000 people in the urban core. Currently Washington has 21 metropolitan counties in 14 metropolitan areas (or divisions) and nine micropolitan areas. Metropolitan and micropolitan area designations were revised in February 2013 based on Census 2010. Some rural counties are now included in metropolitan or micropolitan areas because of commuting patterns.

**Month's Supply:** Estimates of month's supply of homes on the market compare the number of total MLS listings at the end of the quarter to the seasonally-adjusted annual rate sales for that county [(Listings/SAAR) x 12 = month's supply]. It is interpreted as how long the current inventory available for sale would be able to meet current demand if no additional homes were listed for sale.

**Housing Affordability:** Two measures of housing affordability are presented. Each should be interpreted as the degree to which a median income family (or typical first-time buyer household) could afford to purchase the assumed home. The following table lays out the assumptions. In all cases it is assumed the lender would be willing to fund the loan so long as the principal and interest payments do not exceed 25 percent of gross income. Index values above 100 indicate housing is affordable to the specified income group.

	All Buyers	First Time
Home Price	Median	85% Median
Downpayment	20%	10%
Mortgage Term	30 years	30 years
Income	Median Household*	70% Median Household*
Mortgage Insurance	No	Yes (add 0.25% to mortgage rate)
Mortgage Rate	average of the Freddie Mac 30 year fixed mortgage interest rate for the quarter	

\*Household income includes single persons living alone. Please refer to the footnote at the end of the report regarding important revisions in the housing affordability index.

# Summary:

Washington state’s housing market was strong in the second quarter of 2021, with sales and new building permits rising compared with a year ago.

The statewide median sales price for a single family home increased to \$570,800 in the second quarter, 31.7 percent higher than the same time in 2020.

The seasonally adjusted annual rate of existing home sales rose 12.2 percent from the second quarter of 2020—from 106,640 to 119,650. This means that if the quarter’s pace continued unchanged for a year, that number of homes would be sold. Although robust, the current annual rate of sales is lower than the high witnessed in 2003.

Home prices rose in all of the state’s eighteen metropolitan counties. Statewide, Okanogan county recorded the highest relative increase of 52.7 percent. No counties recorded lower median prices.

Given the variety of location and market diversity in the state, median housing prices are highly variable, ranging from \$176,300 in Lincoln County to \$889,600 in San Juan County. (King County has the second highest median values at \$866,700).

Housing affordability declined in the second quarter from the previous quarter and the previous year. That index—where 100 means a middle-income family can just qualify for

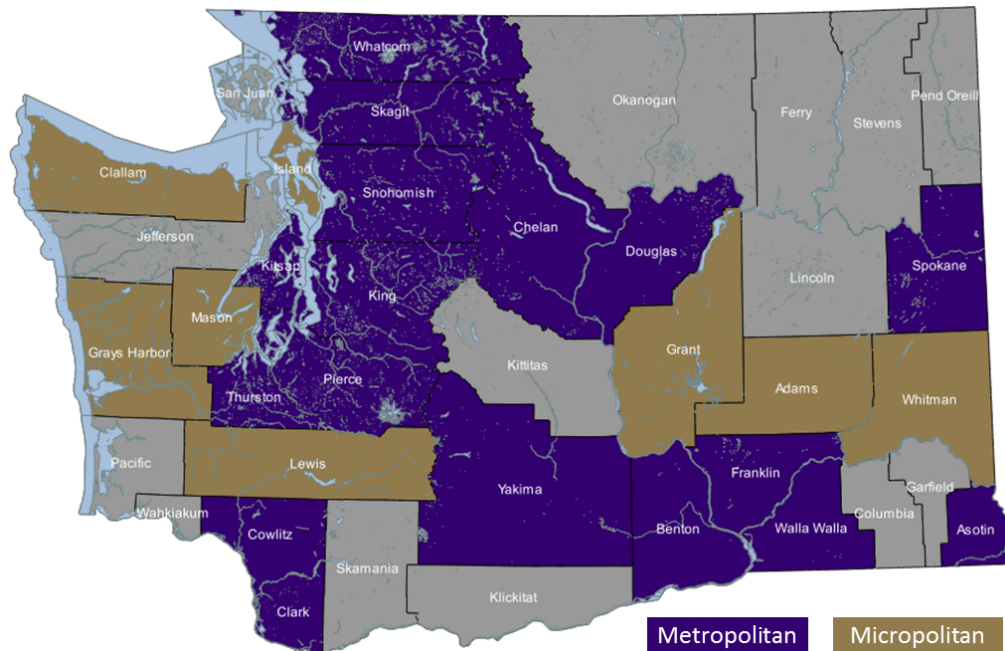
a median-priced home, given a 20 percent down payment and a 30-year fixed mortgage rate at prevailing rates—was 88.4, down from 103.2 in the first quarter of 2021. This metric suggests that, given the same down payment and mortgage, a middle-income family had only 88.4 percent of the income required to purchase a home selling the median.

Statewide, the first-time buyer index declined by 10.9 points, ending the quarter at 64.7. This index assumes a less expensive home, lower down payment and lower income. This means that a household earning 70 percent of the median household income—as may be true of first-time buyers—had only 64.7 percent of the income required to purchase a typical starter home statewide.

Housing affordability varied widely across the state. The least affordable county is San Juan County, with Garfield County the most affordable. Thirty-three counties, especially those in the central Puget Sound, present affordability issues for newcomers.

Affordability remains a challenge in the state’s housing market. Meanwhile, permitting activity is increasing. In the second quarter of 2021, a total of 11,501 building permits were recorded, up (14.6%) from the previous year.

Washington can be described as three states, including trends for Metropolitan, micropolitan, and other areas (map below). It can also be three states, with differing challenges for eastern Washington, western Washington, and the central Puget Sound. The nature of this report has been changed so that reader’s can more easily pull out the information they need, especially for variances in location.



# Home Resales:

10 of 39

Number of counties with a quarter-over-quarter decline in seasonally adjusted sales.

3.8%

Quarter-over-quarter increase in seasonally adjusted annual sales.

33.3%

Largest drop in seasonally adjusted quarter-over-quarter sales seen in **Garfield** county.

119,650

Seasonally Adjusted Annual Sales (SAAR).

140

Largest drop in seasonally adjusted quarter-over-quarter sales in absolute terms seen in **Spokane** county.

12.2%

Year-over-year increase in seasonally adjusted annual sales.

One

Number of counties with sales rates at least ten percent lower than the previous quarter.

24 of 39

Number of counties with quarter-over-quarter sales increases.

7 of 17

Number of Metropolitan counties with fewer sales than the previous quarter.

14.3%

Largest quarter-over-quarter gain in seasonally adjusted sales seen in **Wahkiakum** county.

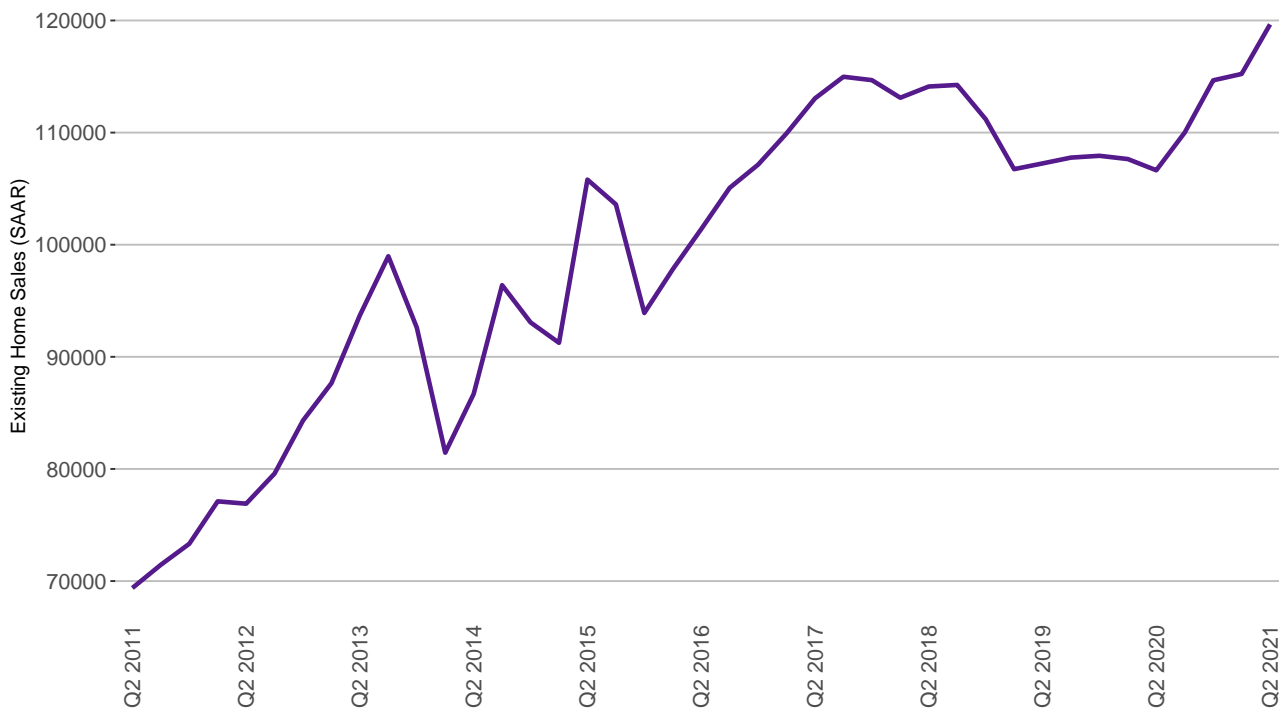
1770

Largest quarter-over-quarter sales gain in absolute terms seen in **King** county.

103,490

Seasonally adjusted annual sales rate in the 17 Metropolitan counties (**86.5 %** of state total).

Ten year time trend (Q2 2011–Q2 2021)



# Housing Construction:

11,501

Number of building permits issued during the quarter.

14.6%

**Increase** in year-over-year total number of permits.

11.7%

**Decline** in quarter-over-quarter total number of permits.

29.0%

**Increase** in year-over-year single family permits (**1,301** more units).

3.0%

**Increase** in year-over-year multifamily permits (**166** fewer units).

500.0%

Greatest year-over-year increase in permits in a Metropolitan county, (**Walla Walla** county, **110** additional units).

664.3%

Greatest year-over-year increase in permits in a non-Metropolitan county, (**Whitman** county, **93** additional units).

25 of 27

Number of counties with more than a 10% increase in single family permits of the total number of counties with an increase in single family permits, as compared to one year ago.

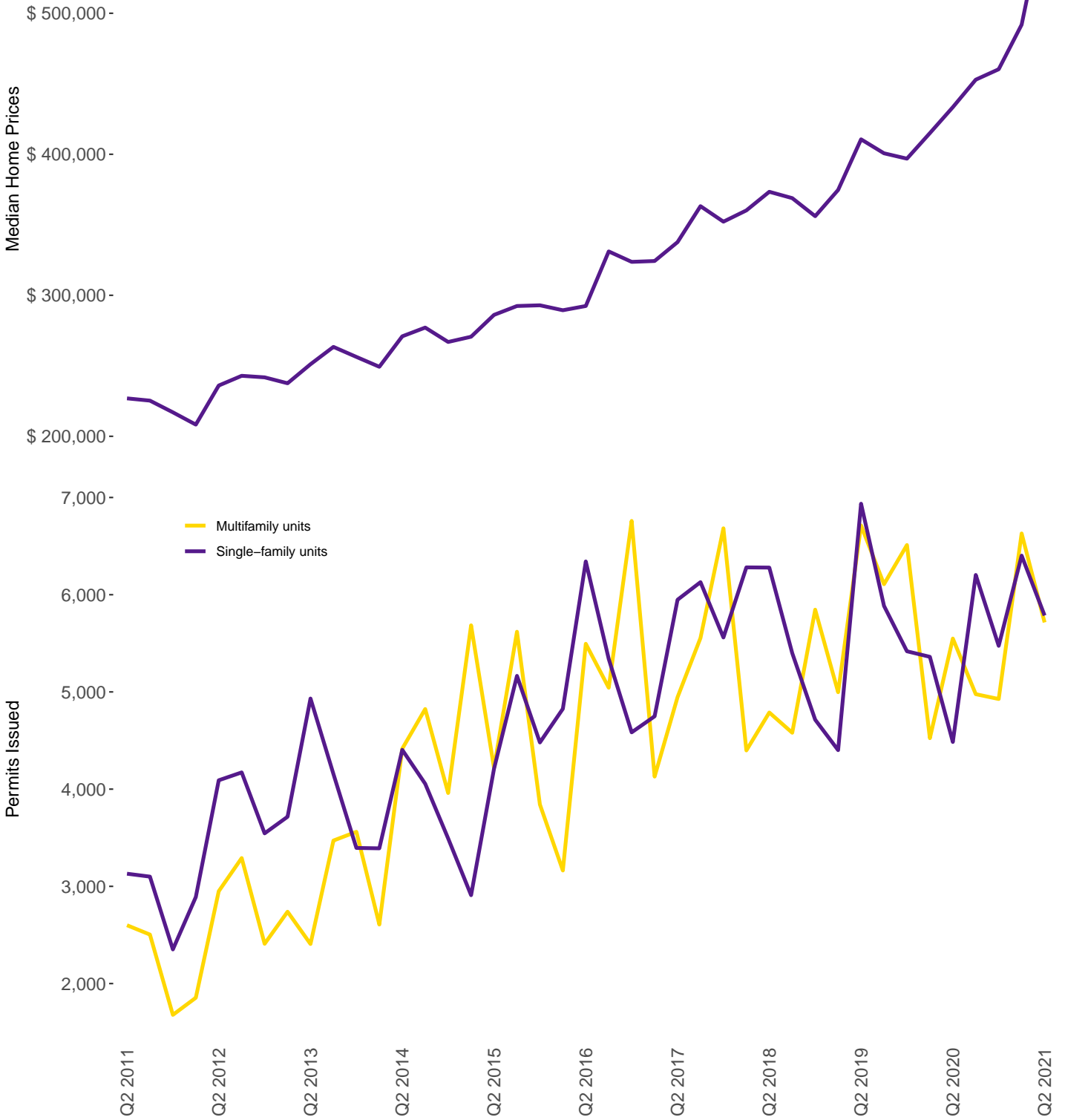
6 of 8

Number of counties with more than a 10% decrease in single family permits of the total number of counties with a decrease in single family permits, as compared to one year ago.

3 of 4

Number of counties in the central Puget Sound had a year-over-year increase in single family permits.

Ten year time trend (Q2 2011–Q2 2021)



# Home Prices:

\$570,800

Median selling price of a single family home.

31.7%

Year-over-year **increase** in median selling price of a single family home.

7.1%

Year-over-year **decline** in Freddie Mac mortgage rates.

\$889,600

Highest median price in the state seen in **San Juan** county.

\$176,300

Lowest median price in the state seen in **Lincoln** county.

\$227,500–\$548,000

Range of prices in Metropolitan areas (**Adams** to **Island**).

Thirty-six of Thirty-nine

Number of counties with year-over-year price increases of more than ten percent.

31.7%, 27.7%, & 27.9%

Year-over-year price change in eastern Washington, Western Washington, and the central Puget Sound.

## Big Players

Changes for the five largest counties by sales volume:

**King** 21.1%

**Pierce** 26.7%

**Snohomish** 31.3%

**Spokane** 28.2%

**Thurston** 22.6%

# Prices by Bedroom:

\$427,200

Median price for a 2-bedroom single family home, a **33.1%** year-over-year **increase**.

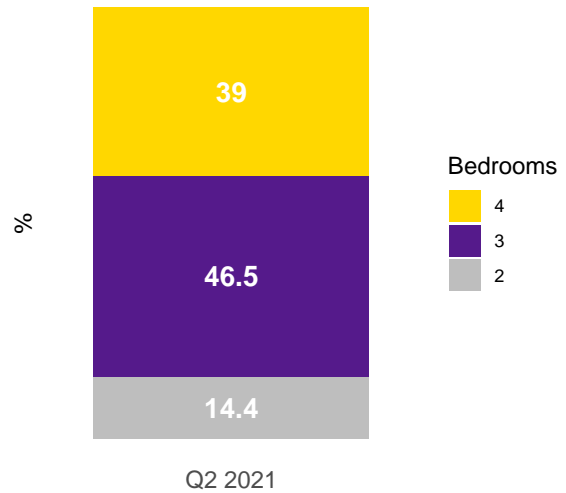
\$498,900

Median price for a 3-bedroom single family home, a **27.3%** year-over-year **increase**.

\$670,100

Median price for a 4-bedroom single family home, a **24.1%** year-over-year **increase**.

Sales by Number of Bedrooms



0 of 17

Number of Metropolitan counties with price declines in 2-bedroom homes.

9.3%

Smallest increase in price of a 2-bedroom home in a Metropolitan county, seen in **Asotin** and **Garfield** counties.

Twelve

Number of Metropolitan counties with year-over-year price increases of 20% or more for 2-bedroom homes.

Zero & Zero

Number of Metropolitan counties with price declines in 3-bedroom and 4-bedroom homes.

# Housing Affordability:

31.7%

Year-over-year increase in home prices.

## Worse & Worse

Statewide all-buyer housing affordability as compared to last quarter, and last year.

88.4

Statewide all-buyer housing affordability index.

46.3 to 217.3

Range of affordability index scores across the state, low in **San Juan** county, and high in **Lincoln** county.

37 of 39

Number of counties with statewide all-buyer affordability lower than a year ago.

73.7 & 75.0

Lowest affordability index values in Metropolitan (**King**), and micropolitan (**Island**) counties.

64.7

Statewide first-time housing affordability index, **down** from the previous quarter, and **down** from last year.

6 of 39

Number of counties with a first-time affordability index greater than 100 (affordable).

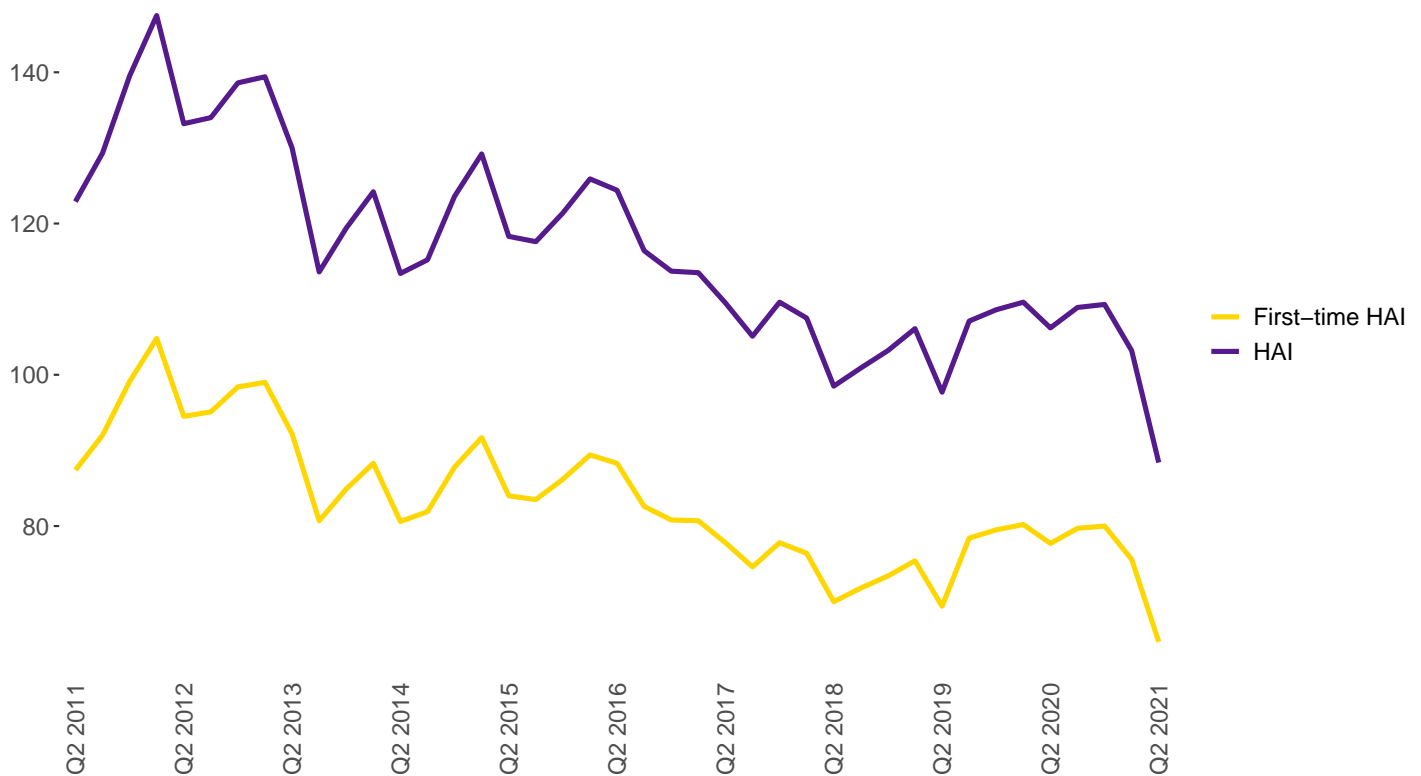
53.9 to 123.8

Range of values for first-time affordability among metropolitan counties. Low in **King** county, and high in **Asotin** county.

54.9 to 111.6

Range of values for first-time affordability among micropolitan counties. Low in **Island** county, and high in **Grant** county.

Ten year time trend (Q2 2011–Q2 2021)





# Availability of Affordable Housing:

\$81,700

Statewide median household income

\$46,800 to \$103,400

Range of median household income values. Low in **Pend** county, and high in **King** county.

\$57,190

Statewide median household income for first-time buyers

\$32,760 to \$72,380

Range of median household income values. Low in **Pend** county, and high in **King** county.

0.8%  
Statewide inventory priced below \$80,000, **equal** to 1.0% from a year ago.

35 of 39  
Number of counties with less than 2% of homes priced below \$80,000.

0% & 0%  
Homes in **King** and **San Juan** counties below \$80,000.

2.2%  
Statewide inventory priced below \$160,000, **declined** from 3.5% a year ago.

0.1% to 13.1%  
Range of availability of homes below \$160,000 in Metropolitan counties. Low in **King** county, and high in **Whatcom** county.

# Available Inventory:

6,830

Number of homes available for sale at the end of the quarter.

2,555 & 3,285

**Increase** from last quarter (59.8%), and **decline** from last year (32.5%).

1,513 & 748

Largest inventories seen in **King** county and **Pierce** county. Up 42.6%, and up 99.5% from last quarter.

One of One

Number of counties with more than 1,000 listing that had an increase over last quarter.

1 of 39  
Number of counties with a decline in listings since the last quarter.

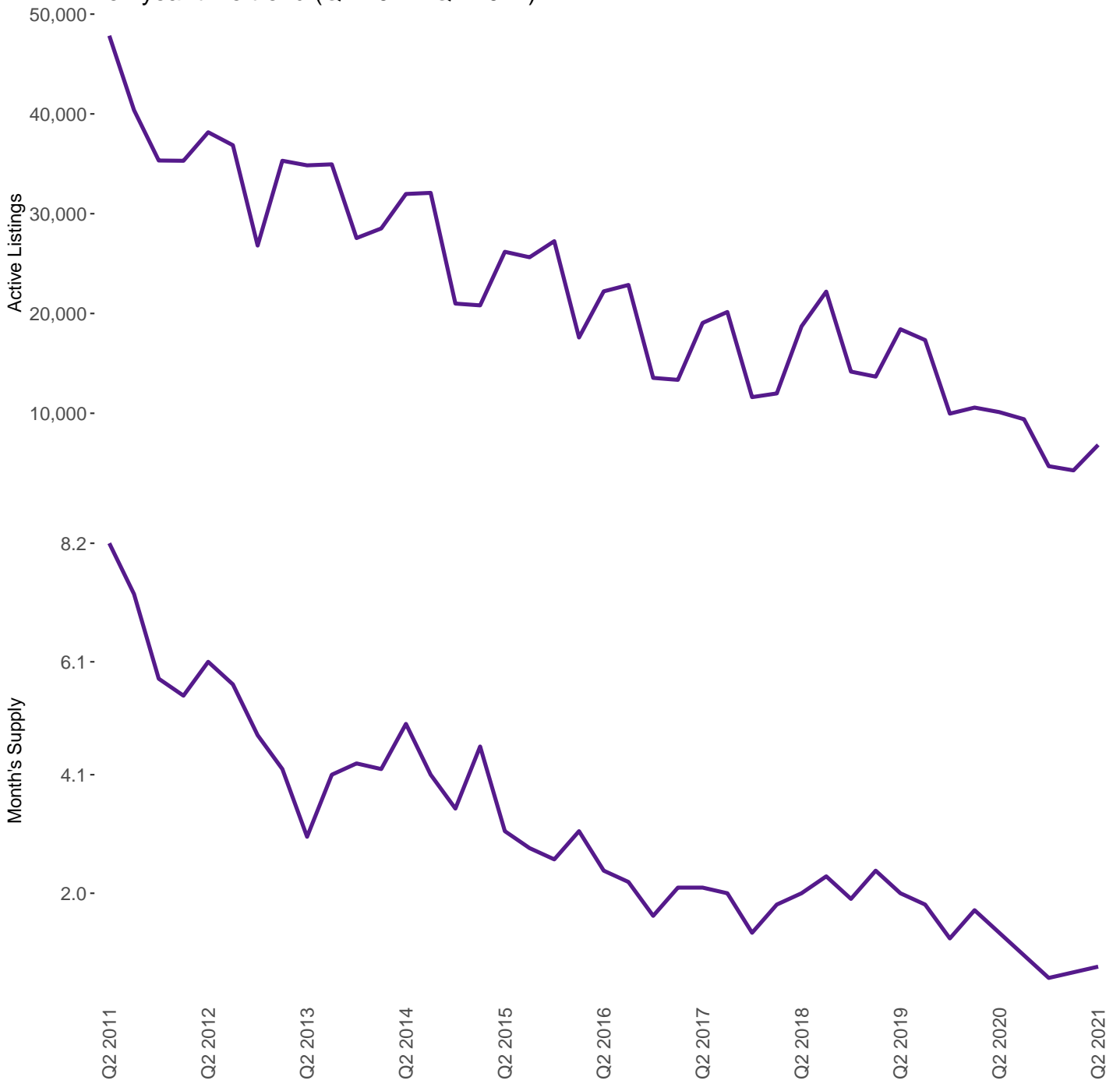
0.7  
Month's supply of housing. 0.6 last quarter, and 1.3 last year.

0.5 to 5.0  
Range of month's supply across the counties—low in **Snohomish** and **Thurston** counties, high in **Ferry** county.

Twenty-six  
Number of counties with less than five month's supply of homes priced over \$500,000.

0 & 0  
Numbers of counties with more than a year's supply of homes, and more than a year's supply of homes priced over \$500,000.

Ten year time trend (Q2 2011–Q2 2021)



# HOUSING MARKET SNAPSHOT

State of Washington and Counties  
Second Quarter 2021

County	SAAR	% Change by qtr	% Change by year	Building Permits	% Change by year	Median Resale Price (\$)	% Change by year	HAI	First- time HAI
Adams	140	0.0	16.7	7	-56.2	\$227,500	24.1	141.5	103.5
Asotin*	130	-7.1	0.0	4	300.0	\$225,700	9.3	169.1	123.8
Benton	4,650	-0.4	15.7	360	73.1	\$376,200	17.6	118.2	86.5
Chelan	1,010	1.0	6.3	102	0.0	\$498,000	27.2	90.2	66.0
Clallam	1,070	4.9	5.9	35	25.0	\$417,900	22.1	77.5	56.7
Clark	7,840	5.7	14.5	1,871	151.8	\$481,700	24.0	109.6	80.3
Columbia	100	-9.1	-9.1	2	0.0	\$231,400	20.5	131.6	96.3
Cowlitz	1,480	-2.0	9.6	81	30.6	\$371,300	27.2	85.3	62.5
Douglas	600	-4.8	0.0	13	0.0	\$428,900	15.0	88.7	64.9
Ferry	110	0.0	0.0	5	66.7	\$208,000	25.3	151.7	111.1
Franklin	1,560	-0.6	15.6	183	39.7	\$376,200	17.6	119.0	87.1
Garfield	20	-33.3	0.0	2	100.0	\$208,300	0.9	217.3	159.1
Grant	1,310	1.6	24.8	99	560.0	\$298,700	21.0	152.4	111.6
Grays Harbor	2,190	0.0	11.2	37	85.0	\$302,300	26.1	98.7	72.2
Island	2,040	5.7	10.3	23	43.8	\$548,000	30.7	75.0	54.9
Jefferson	650	4.8	12.1	64	73.0	\$561,800	27.9	66.4	48.6
King	30,370	6.2	18.6	3,046	-22.3	\$866,700	21.1	73.7	53.9
Kitsap	4,960	4.6	10.2	396	59.0	\$506,900	23.2	104.3	76.4
Kittitas	1,320	5.6	17.9	162	153.1	\$492,000	21.8	83.2	60.9
Klickitat	340	3.0	21.4	5	0.0	\$420,000	12.7	97.9	71.7
Lewis	1,520	2.7	16.9	110	71.9	\$361,200	24.0	101.6	74.4
Lincoln	140	-6.7	7.7	5	25.0	\$176,300	9.6	197.6	144.6
Mason	1,450	2.8	9.8	24	33.3	\$374,600	23.7	112.8	82.6
Okanogan	580	0.0	13.7	22	175.0	\$338,600	52.7	92.1	67.4
Pacific	640	10.3	20.8	32	128.6	\$285,400	25.0	109.7	80.3
Pend Oreille	310	6.9	6.9	6	-25.0	\$284,000	17.5	101.8	74.5
Pierce	16,020	5.7	11.3	1,171	7.3	\$516,800	26.7	92.3	67.5
San Juan	430	13.2	43.3	51	104.0	\$889,600	42.3	46.3	33.9
Skagit	2,310	0.9	6.5	72	-29.4	\$497,600	22.6	88.4	64.7
Skamania	300	3.4	7.1	22	-4.3	\$373,100	14.8	106.9	78.3
Snohomish	12,230	4.7	12.6	1,325	3.7	\$694,600	31.3	85.0	62.2
Spokane	8,700	-1.6	1.0	920	-8.9	\$393,700	28.2	91.0	66.6
Stevens	920	5.7	8.2	7	-41.7	\$284,000	17.5	110.1	80.6
Thurston	5,420	3.2	5.0	489	226.0	\$454,900	22.6	113.7	83.2
Wahkiakum	80	14.3	-27.3	3	50.0	\$348,500	25.9	97.1	71.1
Walla Walla	710	-5.3	-14.5	132	500.0	\$378,800	27.7	96.4	70.5
Whatcom	3,430	2.4	9.9	338	-26.0	\$544,700	27.0	83.3	61.0
Whitman	480	0.0	9.1	107	664.3	\$360,200	21.2	103.2	75.6
Yakima	2,070	2.5	10.7	168	73.2	\$324,500	18.1	97.3	71.2
<b>Statewide</b>	<b>119,650</b>	<b>3.8</b>	<b>12.2</b>	<b>11,501</b>	<b>14.6</b>	<b>\$570,800</b>	<b>31.7</b>	<b>88.4</b>	<b>64.7</b>

1. Home Resales are Center estimates based on MLS reports or deed recording.

2. SAAR means data presented at Seasonally Adjusted Annual Rates allowing qtr-to-qtr comparison.

3. Building permits (total) are from the U.S. Department of Commerce, Bureau of the Census. For less populous counties, building permit data prior to 2017 may be based upon sampled estimates.

4. Median prices are Center estimates of the point at which half of existing home sales occurred at higher prices and half at lower prices.

5. Affordability index measures the ability of a typical family to make payments on median price resale home. It assumes 20% downpayment and 30-year amortizing mortgage. First-time buyer affordability index assumes a less expensive home, lower downpayment, and lower income.

6. Whitman, Benton, and Franklin Counties figures cannot be compared to reports released prior to Q2:2015.

\* Asotin County prices are based upon 2 months of observations. As data becomes available, this figure and subsequent statewide metrics will be revised.

# EXISTING HOME SALES

State of Washington and Counties

Seasonally Adjusted Annual Rate

County	Q2 2020	Q3 2020	Q4 2020	Q1 2021	Q2 2021	% Change by qtr	% Change by year
Adams	120	110	130	140	140	0.0	16.7
Asotin*	130	130	140	140	130	-7.1	0.0
Benton	4,020	4,450	4,640	4,670	4,650	-0.4	15.7
Chelan	950	990	1,020	1,000	1,010	1.0	6.3
Clallam	1,010	1,040	1,060	1,020	1,070	4.9	5.9
Clark	6,850	7,100	7,470	7,420	7,840	5.7	14.5
Columbia	110	120	130	110	100	-9.1	-9.1
Cowlitz	1,350	1,400	1,490	1,510	1,480	-2.0	9.6
Douglas	600	640	640	630	600	-4.8	0.0
Ferry	110	100	100	110	110	0.0	0.0
Franklin	1,350	1,490	1,560	1,570	1,560	-0.6	15.6
Garfield	20	20	30	30	20	-33.3	0.0
Grant	1,050	1,110	1,220	1,290	1,310	1.6	24.8
Grays Harbor	1,970	2,090	2,140	2,190	2,190	0.0	11.2
Island	1,850	1,780	1,860	1,930	2,040	5.7	10.3
Jefferson	580	600	610	620	650	4.8	12.1
King	25,610	26,320	28,010	28,600	30,370	6.2	18.6
Kitsap	4,500	4,590	4,820	4,740	4,960	4.6	10.2
Kittitas	1,120	1,170	1,220	1,250	1,320	5.6	17.9
Klickitat	280	300	330	330	340	3.0	21.4
Lewis	1,300	1,370	1,450	1,480	1,520	2.7	16.9
Lincoln	130	130	150	150	140	-6.7	7.7
Mason	1,320	1,400	1,440	1,410	1,450	2.8	9.8
Okanogan	510	530	590	580	580	0.0	13.7
Pacific	530	550	570	580	640	10.3	20.8
Pend Oreille	290	290	310	290	310	6.9	6.9
Pierce	14,390	14,550	15,090	15,160	16,020	5.7	11.3
San Juan	300	340	370	380	430	13.2	43.3
Skagit	2,170	2,220	2,270	2,290	2,310	0.9	6.5
Skamania	280	300	290	290	300	3.4	7.1
Snohomish	10,860	11,180	11,790	11,680	12,230	4.7	12.6
Spokane	8,610	8,960	8,910	8,840	8,700	-1.6	1.0
Stevens	850	850	910	870	920	5.7	8.2
Thurston	5,160	5,270	5,220	5,250	5,420	3.2	5.0
Wahkiakum	110	100	90	70	80	14.3	-27.3
Walla Walla	830	840	800	750	710	-5.3	-14.5
Whatcom	3,120	3,180	3,290	3,350	3,430	2.4	9.9
Whitman	440	430	500	480	480	0.0	9.1
Yakima	1,870	1,950	2,000	2,020	2,070	2.5	10.7
<b>Statewide</b>	<b>106,640</b>	<b>110,010</b>	<b>114,660</b>	<b>115,230</b>	<b>119,650</b>	<b>3.8</b>	<b>12.2</b>

Number of single-family units sold, excluding new construction.

\*Asotin County sales are based upon 2 months of observations. As data becomes available, this figure and subsequent statewide metrics will be revised.

# EXISTING HOME SALES

State of Washington and Counties

Not Seasonally Adjusted

County	Q2 2020	Q3 2020	Q4 2020	Q1 2021	Q2 2021	% Change by qtr	% Change by year
Adams	30	30	30	30	40	33.3	33.3
Asotin*	30	30	30	30	30	0.0	0.0
Benton	1,010	1,130	1,150	1,120	1,180	5.4	16.8
Chelan	240	250	250	240	260	8.3	8.3
Clallam	260	270	270	250	270	8.0	3.8
Clark	1,750	1,830	1,850	1,800	2,000	11.1	14.3
Columbia	30	30	30	30	30	0.0	0.0
Cowlitz	340	360	370	360	380	5.6	11.8
Douglas	150	160	160	150	150	0.0	0.0
Ferry	30	30	30	30	30	0.0	0.0
Franklin	340	380	380	370	400	8.1	17.6
Garfield	10	10	10	10	10	0.0	0.0
Grant	270	290	300	300	330	10.0	22.2
Grays Harbor	500	530	540	530	550	3.8	10.0
Island	470	470	470	460	510	10.9	8.5
Jefferson	140	150	150	150	160	6.7	14.3
King	6,570	6,770	6,950	6,830	7,750	13.5	18.0
Kitsap	1,150	1,190	1,200	1,140	1,260	10.5	9.6
Kittitas	280	310	320	300	340	13.3	21.4
Klickitat	70	80	80	80	90	12.5	28.6
Lewis	330	350	370	360	390	8.3	18.2
Lincoln	30	30	40	40	40	0.0	33.3
Mason	340	360	360	340	370	8.8	8.8
Okanogan	130	140	140	140	150	7.1	15.4
Pacific	140	140	150	140	160	14.3	14.3
Pend Oreille	70	80	80	70	80	14.3	14.3
Pierce	3,660	3,740	3,770	3,680	4,050	10.1	10.7
San Juan	70	90	100	100	110	10.0	57.1
Skagit	560	570	570	560	590	5.4	5.4
Skamania	70	80	70	70	70	0.0	0.0
Snohomish	2,780	2,860	2,930	2,830	3,120	10.2	12.2
Spokane	2,200	2,310	2,210	2,070	2,220	7.2	0.9
Stevens	220	220	230	210	240	14.3	9.1
Thurston	1,320	1,360	1,310	1,260	1,390	10.3	5.3
Wahkiakum	30	20	20	20	20	0.0	-33.3
Walla Walla	210	210	200	180	180	0.0	-14.3
Whatcom	800	830	820	800	870	8.8	8.8
Whitman	120	110	110	110	130	18.2	8.3
Yakima	480	500	500	490	530	8.2	10.4
<b>Statewide</b>	<b>27,210</b>	<b>28,320</b>	<b>28,560</b>	<b>27,670</b>	<b>30,450</b>	<b>10.0</b>	<b>11.9</b>

Number of single-family units sold, excluding new construction.

\*Asotin County sales are based upon 2 months of observations. As data becomes available, this figure and subsequent statewide metrics will be revised.

# EXISTING HOME SALES

State of Washington and Counties  
Annual, 2014-2020

County	2014	2015	2016	2017	2018	2019	2020	% Change by year
Adams	100	90	120	140	160	140	120	-14.3
Asotin*	240	320	280	240	300	130	140	7.7
Benton	3,050	4,030	4,300	3,960	4,130	3,820	4,640	21.5
Chelan	550	740	1,040	980	980	980	1,030	5.1
Clallam	810	630	1,040	1,040	1,130	1,070	1,040	-2.8
Clark	6,410	7,220	8,160	7,410	6,960	7,210	7,450	3.3
Columbia	90	190	80	120	110	90	120	33.3
Cowlitz	1,050	1,240	1,350	1,530	1,460	1,360	1,500	10.3
Douglas	380	430	570	570	640	590	630	6.8
Ferry	50	60	70	100	110	110	100	-9.1
Franklin	1,020	1,350	1,440	1,330	1,390	1,280	1,560	21.9
Garfield	50	60	50	50	60	30	30	0.0
Grant	830	870	890	980	1,080	1,060	1,250	17.9
Grays Harbor	1,310	1,360	1,690	1,880	1,920	2,000	2,150	7.5
Island	1,570	1,750	1,920	2,110	2,000	1,920	1,900	-1.0
Jefferson	560	650	680	690	670	590	640	8.5
King	25,180	26,370	28,350	28,020	25,540	26,550	28,270	6.5
Kitsap	3,920	3,780	4,720	5,110	4,820	4,710	4,810	2.1
Kittitas	880	1,090	1,170	1,260	1,130	1,140	1,290	13.2
Klickitat	240	270	260	330	250	280	340	21.4
Lewis	910	1,000	1,120	1,320	1,290	1,280	1,480	15.6
Lincoln	210	80	80	160	160	120	130	8.3
Mason	1,030	1,030	1,170	1,420	1,380	1,360	1,450	6.6
Okanogan	340	390	420	450	490	490	590	20.4
Pacific	400	480	530	520	560	560	580	3.6
Pend Oreille	210	240	250	280	330	300	310	3.3
Pierce	11,450	12,650	14,570	16,000	15,580	15,020	15,250	1.5
San Juan	310	290	330	360	340	290	410	41.4
Skagit	1,840	1,990	2,390	2,350	2,160	2,210	2,330	5.4
Skamania	210	220	280	270	250	240	310	29.2
Snohomish	9,240	10,150	11,390	11,240	10,050	11,210	11,870	5.9
Spokane	7,600	7,040	8,440	9,420	9,190	8,810	8,710	-1.1
Stevens	630	710	720	830	960	890	900	1.1
Thurston	3,620	3,950	4,860	5,560	5,390	5,430	5,290	-2.6
Wahkiakum	140	120	120	80	70	110	70	-36.4
Walla Walla	710	750	900	890	870	780	740	-5.1
Whatcom	2,690	3,040	3,230	3,320	3,120	3,240	3,340	3.1
Whitman	330	460	450	400	460	420	460	9.5
Yakima	1,670	1,850	1,930	1,860	1,940	1,850	2,030	9.7
<b>Statewide</b>	<b>91,830</b>	<b>98,940</b>	<b>111,360</b>	<b>114,580</b>	<b>109,430</b>	<b>109,670</b>	<b>115,260</b>	<b>5.1</b>

Number of single-family units sold, excluding new construction.

# MEDIAN HOME PRICES

## State of Washington and Counties Time Trend

County	Q2 2020	Q3 2020	Q4 2020	Q1 2021	Q2 2021	% Change by year
Adams	\$183,300	\$195,200	\$201,400	\$214,000	\$227,500	24.1
Asotin*	\$206,500	\$210,800	\$212,000	\$218,000	\$225,700	9.3
Benton	\$320,000	\$336,500	\$344,700	\$353,400	\$376,200	17.6
Chelan	\$391,500	\$446,300	\$457,100	\$444,700	\$498,000	27.2
Clallam	\$342,200	\$355,100	\$360,400	\$387,900	\$417,900	22.1
Clark	\$388,500	\$418,600	\$425,400	\$446,900	\$481,700	24.0
Columbia	\$192,000	\$201,700	\$210,700	\$223,100	\$231,400	20.5
Cowlitz	\$292,000	\$318,900	\$327,900	\$334,400	\$371,300	27.2
Douglas	\$373,100	\$383,300	\$382,200	\$400,000	\$428,900	15.0
Ferry	\$166,000	\$167,700	\$187,000	\$187,000	\$208,000	25.3
Franklin	\$320,000	\$336,500	\$344,700	\$353,400	\$376,200	17.6
Garfield	\$206,500	\$210,800	\$212,000	\$218,000	\$208,300	0.9
Grant	\$246,900	\$272,600	\$269,300	\$279,800	\$298,700	21.0
Grays Harbor	\$239,800	\$272,800	\$265,200	\$283,600	\$302,300	26.1
Island	\$419,400	\$478,600	\$457,600	\$480,700	\$548,000	30.7
Jefferson	\$439,300	\$476,600	\$453,600	\$446,900	\$561,800	27.9
King	\$715,400	\$747,200	\$747,100	\$780,200	\$866,700	21.1
Kitsap	\$411,400	\$434,300	\$438,300	\$448,100	\$506,900	23.2
Kittitas	\$403,900	\$398,100	\$470,600	\$461,100	\$492,000	21.8
Klickitat	\$372,700	\$380,800	\$383,300	\$350,000	\$420,000	12.7
Lewis	\$291,400	\$323,600	\$316,300	\$336,900	\$361,200	24.0
Lincoln	\$160,800	\$174,500	\$200,000	\$150,000	\$176,300	9.6
Mason	\$302,900	\$336,200	\$335,600	\$335,600	\$374,600	23.7
Okanogan	\$221,700	\$311,800	\$286,800	\$266,100	\$338,600	52.7
Pacific	\$228,400	\$232,700	\$254,300	\$255,300	\$285,400	25.0
Pend Oreille	\$241,700	\$246,600	\$256,700	\$225,000	\$284,000	17.5
Pierce	\$407,800	\$433,800	\$439,100	\$466,400	\$516,800	26.7
San Juan	\$625,000	\$775,000	\$732,100	\$725,000	\$889,600	42.3
Skagit	\$406,000	\$437,000	\$439,200	\$471,800	\$497,600	22.6
Skamania	\$325,000	\$382,100	\$330,000	\$340,000	\$373,100	14.8
Snohomish	\$529,100	\$564,300	\$573,900	\$619,600	\$694,600	31.3
Spokane	\$307,100	\$330,200	\$332,900	\$350,900	\$393,700	28.2
Stevens	\$241,700	\$246,600	\$256,700	\$225,000	\$284,000	17.5
Thurston	\$371,100	\$392,600	\$394,700	\$422,800	\$454,900	22.6
Wahkiakum	\$276,700	\$290,800	\$297,500	\$332,500	\$348,500	25.9
Walla Walla	\$296,600	\$301,600	\$372,100	\$346,600	\$378,800	27.7
Whatcom	\$428,900	\$448,500	\$470,400	\$498,400	\$544,700	27.0
Whitman	\$297,200	\$306,100	\$271,900	\$323,100	\$360,200	21.2
Yakima	\$274,700	\$296,600	\$285,400	\$305,400	\$324,500	18.1
<b>Statewide</b>	<b>\$433,400</b>	<b>\$452,900</b>	<b>\$460,300</b>	<b>\$491,900</b>	<b>\$570,800</b>	<b>31.7</b>

WCRER Estimates

\*Asotin County prices are based upon 2 months of observations. As data becomes available, this figure and subsequent statewide metrics will be revised.

# HOME PRICES BY BEDROOMS

State of Washington and Counties

Second Quarters

County	2 bedrooms			3 bedrooms			4+ bedrooms		
	Q2 2020	Q2 2021	% Change	Q2 2020	Q2 2021	% Change	Q2 2020	Q2 2021	% Change
Adams	100,000	160,000	60.0	200,000	270,800	35.4	250,000	280,000	12.0
Asotin*	195,600	185,000	-5.4	250,000	275,000	10.0	275,000	333,300	21.2
Benton	196,100	222,800	13.6	293,500	353,400	20.4	372,500	442,800	18.9
Chelan	283,300	364,300	28.6	395,200	496,300	25.6	480,000	NA	NA
Clallam	277,300	354,500	27.8	360,400	436,200	21.0	368,700	525,000	42.4
Clark	283,100	367,400	29.8	362,500	443,600	22.4	469,300	609,000	29.8
Columbia	85,000	150,000	76.5	195,000	256,200	31.4	233,300	250,000	7.2
Cowlitz	222,200	267,000	20.2	293,500	371,200	26.5	365,400	440,500	20.6
Douglas	350,000	225,000	-35.7	360,700	405,400	12.4	450,000	NA	NA
Ferry	85,000	195,000	NA	275,000	300,000	9.1	180,000	525,000	NA
Franklin	196,100	222,800	13.6	293,500	353,400	20.4	372,500	442,800	18.9
Garfield	195,600	57,500	-70.6	250,000	150,000	-40.0	275,000	216,700	-21.2
Grant	173,300	237,500	37.0	228,000	281,400	23.4	313,500	347,700	10.9
Grays Harbor	209,300	259,800	24.1	264,800	330,800	24.9	250,000	355,600	42.2
Island	390,600	558,300	42.9	417,100	528,100	26.6	479,500	606,200	26.4
Jefferson	425,000	520,000	22.4	454,200	575,000	26.6	525,000	800,000	52.4
King	586,400	664,400	13.3	644,100	797,800	23.9	846,700	1,117,200	31.9
Kitsap	319,600	404,800	26.7	403,200	483,600	19.9	477,200	612,000	28.2
Kittitas	325,000	400,000	23.1	418,200	492,200	17.7	481,200	600,000	24.7
Klickitat	275,000	350,000	27.3	366,700	385,000	5.0	450,000	656,200	45.8
Lewis	231,000	272,800	18.1	305,100	373,100	22.3	353,600	436,400	23.4
Lincoln	NA	145,000	NA	165,000	212,500	28.8	225,000	300,000	33.3
Mason	251,300	329,800	31.2	316,400	387,500	22.5	433,300	433,300	0.0
Okanogan	187,500	300,000	60.0	221,200	356,800	61.3	333,300	291,700	-12.5
Pacific	177,100	244,200	37.9	268,700	302,800	12.7	425,000	400,000	-5.9
Pend Oreille	156,700	212,500	35.6	245,800	292,900	19.2	300,000	390,000	30.0
Pierce	316,000	392,900	24.3	385,900	482,400	25.0	478,700	590,800	23.4
San Juan	450,000	869,400	93.2	737,500	866,700	17.5	800,000	2,333,300	NA
Skagit	317,200	413,500	30.4	395,300	495,800	25.4	471,700	570,800	21.0
Skamania	350,000	275,000	-21.4	287,500	350,000	21.7	500,000	525,000	5.0
Snohomish	385,000	504,600	31.1	488,200	625,700	28.2	615,800	823,600	33.7
Spokane	191,300	252,900	32.2	280,100	367,500	31.2	361,100	457,200	26.6
Stevens	156,700	212,500	35.6	245,800	292,900	19.2	300,000	390,000	30.0
Thurston	303,900	375,700	23.6	356,200	437,400	22.8	415,000	509,400	22.7
Wahkiakum	350,000	337,500	-3.6	233,300	383,300	64.3	375,000	512,500	36.7
Walla Walla	209,100	275,000	31.5	291,300	365,600	25.5	346,300	440,400	27.2
Whatcom	364,300	425,000	16.7	416,500	524,500	25.9	523,900	663,500	26.6
Whitman	205,000	216,700	5.7	252,800	320,500	26.8	366,700	420,000	14.5
Yakima	161,400	206,000	27.6	273,100	325,800	19.3	343,200	388,200	13.1
<b>Statewide</b>	<b>320,900</b>	<b>427,200</b>	<b>33.1</b>	<b>391,900</b>	<b>498,900</b>	<b>27.3</b>	<b>539,800</b>	<b>670,100</b>	<b>24.1</b>

WCRER Estimates

\*Asotin County prices are based upon 2 months of observations. As data becomes available, this figure and subsequent statewide metrics will be revised.



# HOUSING AFFORDABILITY INDEX

State of Washington and Counties

Second Quarter 2021

County	Median Price	Mortgage Rate	Household Income	Monthly Payment	HAI	Starter House-hold Income	Starter Monthly Payment	First-time HAI
Adams	\$227,500	3.0	\$52,100	\$767	141.5	\$36,470	\$757	103.5
Asotin*	\$225,700	3.0	\$61,800	\$761	169.1	\$43,260	\$751	123.8
Benton	\$376,200	3.0	\$72,000	\$1,268	118.2	\$50,400	\$1,252	86.5
Chelan	\$498,000	3.0	\$72,700	\$1,679	90.2	\$50,890	\$1,658	66.0
Clallam	\$417,900	3.0	\$52,400	\$1,409	77.5	\$36,680	\$1,391	56.7
Clark	\$481,700	3.0	\$85,500	\$1,624	109.6	\$59,850	\$1,603	80.3
Columbia	\$231,400	3.0	\$49,300	\$780	131.6	\$34,510	\$770	96.3
Cowlitz	\$371,300	3.0	\$51,300	\$1,252	85.3	\$35,910	\$1,236	62.5
Douglas	\$428,900	3.0	\$61,600	\$1,446	88.7	\$43,120	\$1,427	64.9
Ferry	\$208,000	3.0	\$51,100	\$701	151.7	\$35,770	\$692	111.1
Franklin	\$376,200	3.0	\$72,500	\$1,268	119.0	\$50,750	\$1,252	87.1
Garfield	\$208,300	3.0	\$51,900	\$702	217.3	\$36,330	\$693	159.1
Grant	\$298,700	3.0	\$73,700	\$1,007	152.4	\$51,590	\$994	111.6
Grays Harbor	\$302,300	3.0	\$48,300	\$1,019	98.7	\$33,810	\$1,006	72.2
Island	\$548,000	3.0	\$66,500	\$1,848	75.0	\$46,550	\$1,824	54.9
Jefferson	\$561,800	3.0	\$60,400	\$1,894	66.4	\$42,280	\$1,870	48.6
King	\$866,700	3.0	\$103,400	\$2,923	73.7	\$72,380	\$2,885	53.9
Kitsap	\$506,900	3.0	\$85,600	\$1,709	104.3	\$59,920	\$1,687	76.4
Kittitas	\$492,000	3.0	\$66,300	\$1,659	83.2	\$46,410	\$1,638	60.9
Klickitat	\$420,000	3.0	\$66,600	\$1,416	97.9	\$46,620	\$1,398	71.7
Lewis	\$361,200	3.0	\$59,400	\$1,218	101.6	\$41,580	\$1,202	74.4
Lincoln	\$176,300	3.0	\$56,400	\$594	197.6	\$39,480	\$586	144.6
Mason	\$374,600	3.0	\$68,400	\$1,263	112.8	\$47,880	\$1,247	82.6
Okanogan	\$338,600	3.0	\$50,500	\$1,142	92.1	\$35,350	\$1,127	67.4
Pacific	\$285,400	3.0	\$50,700	\$962	109.7	\$35,490	\$950	80.3
Pend Oreille	\$284,000	3.0	\$46,800	\$957	101.8	\$32,760	\$945	74.5
Pierce	\$516,800	3.0	\$77,200	\$1,743	92.3	\$54,040	\$1,720	67.5
San Juan	\$889,600	3.0	\$66,700	\$3,000	46.3	\$46,690	\$2,961	33.9
Skagit	\$497,600	3.0	\$71,200	\$1,678	88.4	\$49,840	\$1,656	64.7
Skamania	\$373,100	3.0	\$64,600	\$1,258	106.9	\$45,220	\$1,242	78.3
Snohomish	\$694,600	3.0	\$95,600	\$2,342	85.0	\$66,920	\$2,312	62.2
Spokane	\$393,700	3.0	\$58,000	\$1,327	91.0	\$40,600	\$1,310	66.6
Stevens	\$284,000	3.0	\$50,600	\$957	110.1	\$35,420	\$945	80.6
Thurston	\$454,900	3.0	\$83,700	\$1,534	113.7	\$58,590	\$1,514	83.2
Wahkiakum	\$348,500	3.0	\$54,800	\$1,175	97.1	\$38,360	\$1,160	71.1
Walla Walla	\$378,800	3.0	\$59,100	\$1,277	96.4	\$41,370	\$1,261	70.5
Whatcom	\$544,700	3.0	\$73,500	\$1,837	83.3	\$51,450	\$1,813	61.0
Whitman	\$360,200	3.0	\$60,200	\$1,214	103.2	\$42,140	\$1,199	75.6
Yakima	\$324,500	3.0	\$51,100	\$1,094	97.3	\$35,770	\$1,080	71.2
<b>Statewide</b>	<b>\$570,800</b>	<b>3.0</b>	<b>\$81,700</b>	<b>\$1,925</b>	<b>88.4</b>	<b>\$57,190</b>	<b>\$1,900</b>	<b>64.7</b>

Source: Center Estimates

Housing Affordability Index measures the ability of a middle income family to carry the mortgage payments on a median price home. When the index is 100 there is a balance between the family's ability to pay and the cost. Higher indexes indicate housing is more affordable.

All loans are assumed to be 30 year loans.

All buyer index assumes 20% downpayment. First-time buyer index assumes 10% down.

It is assumed 25% of income can be used for principal and interest payments.

\*Asotin County prices are based upon 2 months of observations. As data becomes available, this figure and subsequent statewide metrics will be revised.

# HOUSING AFFORDABILITY INDEX

## State of Washington and Counties

### Time Trend

County	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Q1 2021	Q2 2021
Adams	170.1	134.3	163.4	151.1	164.9	150.9	162.6	154.0	141.5
Asotin*	150.2	156.9	167.7	167.6	173.1	182.4	173.7	170.4	169.1
Benton	116.4	126.0	124.3	130.1	125.6	129.4	128.3	126.1	118.2
Chelan	100.8	104.5	107.5	113.6	109.6	100.3	97.8	101.3	90.2
Clallam	85.5	86.9	87.5	84.4	86.8	90.9	90.2	84.5	77.5
Clark	113.7	117.6	122.2	122.0	125.7	123.3	120.4	115.3	109.6
Columbia	142.7	153.9	148.7	143.9	146.5	135.1	143.0	135.9	131.6
Cowlitz	93.7	96.4	97.8	102.6	98.6	99.0	99.1	97.8	85.3
Douglas	87.8	89.8	95.3	98.9	94.9	99.0	100.0	96.0	88.7
Ferry	157.9	186.5	174.8	174.9	183.9	193.0	173.1	174.5	151.7
Franklin	119.2	131.2	132.4	133.6	137.2	132.6	131.8	129.6	119.0
Garfield	126.0	136.7	139.4	145.4	140.9	153.3	150.9	147.7	217.3
Grant	162.9	166.4	162.4	180.0	176.4	166.4	166.3	161.0	152.4
Grays Harbor	114.4	111.9	119.4	130.7	112.1	109.1	113.6	106.9	98.7
Island	85.9	84.7	92.7	95.6	89.3	85.5	90.8	87.0	75.0
Jefferson	78.9	75.7	80.3	82.3	78.9	78.0	82.9	84.8	66.4
King	71.0	79.8	79.2	82.8	80.2	81.8	84.8	81.8	73.7
Kitsap	107.1	110.9	113.6	112.4	114.9	115.5	113.4	111.6	104.3
Kittitas	94.4	104.2	104.3	96.6	96.7	100.6	83.4	85.6	83.2
Klickitat	105.2	114.5	124.6	125.9	104.5	107.7	112.4	123.7	97.9
Lewis	115.2	117.7	125.8	119.8	117.8	113.0	113.4	107.1	101.6
Lincoln	201.7	239.9	213.6	203.7	195.5	166.6	174.6	234.7	197.6
Mason	126.0	127.9	127.5	131.4	126.2	125.3	121.9	122.9	112.8
Okanogan	113.0	116.3	115.0	160.9	134.2	99.7	109.5	118.9	92.1
Pacific	117.1	126.3	135.9	134.2	130.0	134.1	124.5	124.6	109.7
Pend Oreille	120.1	115.3	119.0	140.1	109.0	116.9	116.6	134.2	101.8
Pierce	103.2	107.1	110.6	105.8	107.4	108.9	106.5	100.8	92.3
San Juan	51.1	60.7	53.2	70.1	60.8	53.0	56.6	57.6	46.3
Skagit	92.4	99.9	102.4	101.2	99.4	100.4	98.6	92.6	88.4
Skamania	98.4	96.7	123.7	119.0	113.7	104.0	119.7	117.2	106.9
Snohomish	95.4	99.4	100.1	105.8	102.6	104.1	105.3	98.1	85.0
Spokane	101.0	102.8	107.2	109.0	101.0	104.3	104.7	100.0	91.0
Stevens	129.8	125.7	132.8	146.6	117.4	126.3	122.1	140.3	110.1
Thurston	119.9	125.1	127.8	123.5	124.8	128.0	124.6	117.1	113.7
Wahkiakum	101.3	100.9	112.1	114.5	112.1	100.0	113.9	102.5	97.1
Walla Walla	110.5	116.8	116.9	117.1	113.1	120.6	98.8	106.8	96.4
Whatcom	87.4	93.0	92.8	93.8	94.3	97.8	91.7	87.3	83.3
Whitman	104.6	117.3	109.9	114.9	122.5	121.1	134.7	114.2	103.2
Yakima	102.6	101.4	107.6	110.3	101.8	104.1	111.2	104.6	97.3
<b>Statewide</b>	<b>97.7</b>	<b>107.1</b>	<b>108.6</b>	<b>109.6</b>	<b>106.2</b>	<b>108.9</b>	<b>109.3</b>	<b>103.2</b>	<b>88.4</b>

#### WCRER Estimates

Notes: Housing Affordability Index measures the ability of a middle income family to carry the mortgage payments on a median price home. When the index is 100 there is a balance between the family's ability to pay and the cost. Higher indexes indicate housing is more affordable.

All loans are assumed to be 30 year loans.

All buyer index assumes 20% downpayment.

It is assumed 25% of income can be used for principal and interest payments.

\*Asotin County prices are based upon 2 months of observations. As data becomes available, this figure and subsequent statewide metrics will be revised.

# HOUSING AFFORDABILITY INDEX

## First-time Buyers

### State of Washington and Counties

#### Time Trend

County	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Q1 2021	Q2 2021
Adams	120.9	98.3	119.6	110.6	120.7	110.5	119.0	112.7	103.5
Asotin*	106.6	114.9	122.8	122.7	126.7	133.5	127.1	124.8	123.8
Benton	82.7	92.3	91.0	95.2	91.9	94.8	93.9	92.3	86.5
Chelan	71.6	76.5	78.7	83.1	80.2	73.4	71.6	74.2	66.0
Clallam	60.8	63.6	64.1	61.8	63.5	66.5	66.0	61.8	56.7
Clark	80.8	86.1	89.5	89.3	92.0	90.3	88.1	84.4	80.3
Columbia	101.3	112.7	108.9	105.3	107.3	98.9	104.7	99.5	96.3
Cowlitz	66.6	70.6	71.6	75.1	72.2	72.5	72.5	71.6	62.5
Douglas	62.4	65.7	69.7	72.4	69.4	72.5	73.2	70.3	64.9
Ferry	112.3	136.6	128.0	128.1	134.6	141.3	126.7	127.8	111.1
Franklin	84.7	96.0	96.9	97.8	100.5	97.1	96.5	94.9	87.1
Garfield	89.5	100.0	102.0	106.5	103.1	112.2	110.4	108.1	159.1
Grant	115.7	121.8	118.9	131.8	129.1	121.8	121.7	117.9	111.6
Grays Harbor	81.3	81.9	87.4	95.7	82.0	79.9	83.2	78.2	72.2
Island	61.0	62.0	67.9	69.9	65.3	62.6	66.4	63.7	54.9
Jefferson	56.0	55.4	58.8	60.3	57.8	57.1	60.7	62.1	48.6
King	50.4	58.5	58.0	60.6	58.7	59.9	62.0	59.9	53.9
Kitsap	76.1	81.2	83.1	82.3	84.1	84.6	83.0	81.7	76.4
Kittitas	67.0	76.3	76.4	70.7	70.8	73.7	61.0	62.7	60.9
Klickitat	74.8	83.8	91.2	92.2	76.5	78.8	82.2	90.6	71.7
Lewis	81.8	86.1	92.1	87.7	86.2	82.7	83.0	78.4	74.4
Lincoln	143.3	175.6	156.4	149.1	143.1	121.9	127.8	171.8	144.6
Mason	89.5	93.6	93.3	96.2	92.3	91.7	89.2	89.9	82.6
Okanogan	80.3	85.2	84.2	117.8	98.2	73.0	80.2	87.0	67.4
Pacific	83.2	92.4	99.5	98.2	95.2	98.2	91.1	91.2	80.3
Pend Oreille	85.4	84.4	87.1	102.5	79.8	85.6	85.4	98.2	74.5
Pierce	73.3	78.4	81.0	77.5	78.6	79.7	78.0	73.8	67.5
San Juan	36.3	44.4	38.9	51.3	44.5	38.8	41.4	42.1	33.9
Skagit	65.7	73.1	75.0	74.0	72.8	73.5	72.2	67.8	64.7
Skamania	69.9	70.8	90.6	87.1	83.2	76.2	87.6	85.8	78.3
Snohomish	67.8	72.8	73.3	77.5	75.1	76.2	77.1	71.8	62.2
Spokane	71.7	75.3	78.5	79.8	73.9	76.4	76.6	73.2	66.6
Stevens	92.2	92.0	97.2	107.4	85.9	92.4	89.4	102.7	80.6
Thurston	85.2	91.6	93.5	90.4	91.4	93.7	91.2	85.7	83.2
Wahkiakum	72.0	73.8	82.1	83.8	82.0	73.2	83.4	75.0	71.1
Walla Walla	78.4	85.5	85.6	85.7	82.8	88.3	72.3	78.2	70.5
Whatcom	62.1	68.0	68.0	68.7	69.0	71.6	67.1	63.9	61.0
Whitman	74.3	85.9	80.4	84.1	89.7	88.6	98.6	83.6	75.6
Yakima	72.9	74.3	78.8	80.7	74.5	76.2	81.4	76.6	71.2
<b>Statewide</b>	<b>69.4</b>	<b>78.4</b>	<b>79.5</b>	<b>80.2</b>	<b>77.7</b>	<b>79.7</b>	<b>80.0</b>	<b>75.6</b>	<b>64.7</b>

#### WCRER Estimates

Notes: Housing Affordability Index measures the ability of a middle income family to carry the mortgage payments on a median price home. When the index is 100 there is a balance between the family's ability to pay and the cost. Higher indexes indicate housing is more affordable.

All loans are assumed to be 30 year loans.

All buyer index assumes 20% downpayment.

It is assumed 25% of income can be used for principal and interest payments.

\*Asotin County prices are based upon 2 months of observations. As data becomes available, this figure and subsequent statewide metrics will be revised.

# % OF HOMES ON MARKET BELOW SPECIFIED PRICE

State of Washington and Counties

End of Second Quarter

County	\$80,000	\$160,000	\$250,000	\$500,000
Adams	5.6	11.1	44.4	94.4
Asotin*	NA	NA	NA	NA
Benton	1.0	2.8	8.0	54.5
Chelan	1.1	3.2	9.5	43.2
Clallam	NA	1.0	6.1	50.0
Clark	0.6	2.7	7.0	42.4
Columbia	NA	16.7	50.0	83.3
Cowlitz	NA	1.1	17.9	67.4
Douglas	2.9	2.9	23.5	47.1
Ferry	NA	12.0	32.0	76.0
Franklin	1.0	2.8	8.0	54.5
Garfield	NA	NA	NA	NA
Grant	1.7	7.5	25.0	71.7
Grays Harbor	1.6	9.3	27.3	74.3
Island	NA	0.9	3.6	32.1
Jefferson	1.7	1.7	10.0	38.3
King	NA	0.1	1.5	20.4
Kitsap	0.4	0.7	6.0	37.5
Kittitas	NA	2.0	10.8	43.1
Klickitat	NA	2.2	8.7	34.8
Lewis	NA	2.1	11.3	68.3
Lincoln	NA	NA	30.0	70.0
Mason	NA	1.0	10.3	68.0
Okanogan	2.0	6.1	22.2	52.5
Pacific	1.6	12.7	23.8	66.7
Pend Oreille	NA	6.7	20.0	62.2
Pierce	NA	0.6	1.6	39.0
San Juan	NA	NA	NA	7.5
Skagit	0.8	1.5	4.5	33.3
Skamania	NA	NA	6.7	46.7
Snohomish	NA	1.2	4.0	23.3
Spokane	NA	1.2	9.9	58.6
Stevens	NA	6.7	20.0	62.2
Thurston	1.4	3.7	4.7	47.9
Wahkiakum	NA	NA	5.9	58.8
Walla Walla	NA	3.8	17.3	55.8
Whatcom	10.1	13.5	16.2	38.0
Whitman	NA	2.5	15.0	85.0
Yakima	3.7	7.4	25.5	85.7
<b>Statewide</b>	<b>0.9</b>	<b>2.4</b>	<b>7.9</b>	<b>40.7</b>

WCRER Estimates

\*Asotin County prices are based upon 2 months of observations. As data becomes available, this figure and subsequent statewide metrics will be revised.

# LISTINGS AVAILABLE FOR SALE

State of Washington and Counties

End of Second Quarters

County	Q2 2014	Q2 2015	Q2 2016	Q2 2017	Q2 2018	Q2 2019	Q2 2020	Q2 2021	% Change
Adams	56	46	41	46	38	37	18	18	0.0
Asotin*	355	341	307	244	240	NA	NA	NA	NA
Benton	1,584	1,267	1,019	886	753	760	617	283	-54.1
Chelan	403	259	348	215	215	251	157	88	-43.9
Clallam	427	298	320	300	201	274	142	93	-34.5
Clark	1,206	1,418	1,144	1,005	1,226	1,201	642	454	-29.3
Columbia	494	416	450	358	317	NA	NA	6	NA
Cowlitz	534	404	271	224	225	206	113	93	-17.7
Douglas	146	120	106	78	115	93	74	32	-56.8
Ferry	89	67	66	56	51	53	31	25	-19.4
Franklin	1,584	1,267	1,019	886	753	760	617	283	-54.1
Garfield	355	341	307	244	240	NA	NA	NA	NA
Grant	524	487	410	332	265	242	140	112	-20.0
Grays Harbor	802	605	525	418	386	347	210	171	-18.6
Island	780	585	482	439	333	338	161	110	-31.7
Jefferson	427	360	273	272	189	136	101	56	-44.6
King	4,707	3,399	3,140	2,583	3,703	4,613	2,456	1,513	-38.4
Kitsap	1,416	46	750	712	563	589	353	253	-28.3
Kittitas	505	438	297	227	225	243	125	96	-23.2
Klickitat	46	185	160	113	108	103	73	46	-37.0
Lewis	670	633	403	338	263	248	165	141	-14.5
Lincoln	42	45	31	44	43	34	23	10	-56.5
Mason	780	606	468	355	284	256	128	97	-24.2
Okanogan	531	465	430	360	319	280	141	99	-29.8
Pacific	434	319	292	238	238	183	99	56	-43.4
Pend Oreille	545	467	429	348	260	239	142	89	-37.3
Pierce	3,775	2,905	2,285	2,171	2,015	1,860	974	748	-23.2
San Juan	452	398	342	260	247	251	163	76	-53.4
Skagit	808	593	503	422	410	428	227	128	-43.6
Skamania	17	66	44	38	56	45	16	15	-6.2
Snohomish	2,438	1,913	1,474	1,316	1,513	1,693	812	481	-40.8
Spokane	3,290	2,768	2,304	2,131	1,646	1,587	674	472	-30.0
Stevens	545	467	429	348	260	239	142	89	-37.3
Thurston	1,393	1,088	969	745	646	543	236	200	-15.3
Wahkiakum	NA	44	NA	35	28	34	10	17	70.0
Walla Walla	494	467	450	358	317	NA	NA	49	NA
Whatcom	1,430	1,049	845	712	602	636	464	259	-44.2
Whitman	183	98	147	122	101	93	68	36	-47.1
Yakima	873	885	694	555	566	525	360	408	13.3
<b>Statewide</b>	<b>32,656</b>	<b>25,550</b>	<b>22,219</b>	<b>19,056</b>	<b>18,707</b>	<b>18,421</b>	<b>10,115</b>	<b>6,830</b>	<b>-32.5</b>

WCRER Estimates

\*Asotin County prices are based upon 2 months of observations. As data becomes available, this figure and subsequent statewide metrics will be revised.

# MONTH'S SUPPLY OF HOUSING BY PRICE RANGE

State of Washington and Counties

June 2021

County	Under \$80,000	\$80,000- \$159,999	\$160,000- \$249,999	\$250,000- \$499,999	\$500,000 and above	Total Market	% Change by year
Adams	1.6	3.1	2.1	1.3	NA	1.7	-39.3
Asotin*	NA	NA	NA	NA	NA	NA	NA
Benton	3.3	1.2	0.4	0.4	1.5	0.6	-62.5
Chelan	1.6	1.6	2.3	0.8	NA	1.2	-53.8
Clallam	NA	NA	1.2	0.8	1.7	1.1	-47.6
Clark	1.2	0.8	2	0.5	0.9	0.7	-53.3
Columbia	NA	NA	1.4	0.9	NA	1.3	NA
Cowlitz	NA	NA	1.8	0.6	1.7	0.9	-30.8
Douglas	3.2	NA	4.5	0.2	NA	0.7	-66.7
Ferry	NA	NA	4	5.8	5.3	5	-54.1
Franklin	3.3	1.2	0.4	0.4	1.5	0.6	-62.5
Garfield	NA	NA	NA	NA	NA	NA	NA
Grant	NA	NA	0.9	1.1	3.6	1.3	-35.0
Grays Harbor	NA	NA	1.5	1.3	3.6	1.5	-34.8
Island	NA	NA	NA	0.5	0.8	0.7	-46.2
Jefferson	3	0	2.1	1	1.2	1.1	-57.7
King	NA	NA	1	0.4	0.6	0.6	-60.0
Kitsap	NA	NA	2.2	0.5	0.8	0.7	-41.7
Kittitas	NA	NA	NA	0.8	1.4	1.2	-42.9
Klickitat	NA	NA	0.7	1.2	2.9	1.8	-53.8
Lewis	NA	NA	0.9	1.1	2.1	1.2	-33.3
Lincoln	NA	NA	NA	3.2	NA	2	-67.7
Mason	NA	NA	0.9	0.8	1.3	0.9	-30.8
Okanogan	0.9	1.2	1.8	1.6	4.9	2.3	-45.2
Pacific	NA	NA	0.4	0.9	6.5	1.1	-60.7
Pend Oreille	NA	NA	0.9	1.7	NA	2	-52.4
Pierce	NA	NA	0.8	0.5	0.6	0.6	-40.0
San Juan	NA	NA	NA	NA	2	2	-73.0
Skagit	1.1	3.2	1	0.5	1.1	0.9	-43.8
Skamania	NA	NA	NA	0.9	2.1	1.2	-20.0
Snohomish	NA	NA	1.8	0.5	0.5	0.5	-54.5
Spokane	NA	NA	0.7	0.6	1.1	0.7	-41.7
Stevens	NA	NA	0.9	1.7	NA	2	-52.4
Thurston	NA	NA	0.2	0.3	0.8	0.5	-37.5
Wahkiakum	NA	NA	NA	2.3	8.4	3.4	21.4
Walla Walla	NA	NA	1.5	0.4	1.6	0.8	NA
Whatcom	5.1	2.5	1	0.5	1.1	1	-58.3
Whitman	NA	NA	0.8	1.2	1	1.1	-56.0
Yakima	3.5	1.9	2.6	2.3	NA	2.5	-10.7
<b>Statewide</b>	<b>1.6</b>	<b>1</b>	<b>1</b>	<b>0.6</b>	<b>0.7</b>	<b>0.7</b>	<b>-46.2</b>

WCRER Estimates

\*Asotin County prices are based upon 2 months of observations. As data becomes available, this figure and subsequent statewide metrics will be revised.

# MEDIAN HOME PRICES

State of Washington and Counties  
Annual, 2013-2020

County	2013	2014	2015	2016	2017	2018	2019	2020
Adams	\$132,700	\$127,300	\$140,800	\$145,900	\$154,100	\$160,600	\$192,700	\$216,900
Asotin	\$161,800	\$160,100	\$170,300	\$178,000	\$197,100	\$216,700	\$200,000	\$216,900
Benton	\$186,600	\$190,400	\$201,200	\$222,800	\$244,000	\$276,700	\$299,800	\$329,500
Chelan	\$223,900	\$239,700	\$269,800	\$275,600	\$305,100	\$337,200	\$357,000	\$418,600
Clallam	\$193,400	\$207,000	\$219,300	\$250,700	\$270,300	\$293,000	\$309,800	\$352,600
Clark	\$229,700	\$247,600	\$263,200	\$294,600	\$332,800	\$359,100	\$371,700	\$403,700
Columbia	\$153,700	\$130,000	\$166,900	\$140,000	\$152,700	\$162,700	\$186,400	\$214,700
Cowlitz	\$150,500	\$162,000	\$179,100	\$199,900	\$225,600	\$246,900	\$275,200	\$307,500
Douglas	\$207,000	\$223,000	\$238,300	\$259,000	\$283,000	\$318,200	\$347,800	\$373,200
Ferry	\$134,000	\$130,000	\$127,500	\$95,000	\$146,700	\$164,000	\$160,000	\$172,900
Franklin	\$186,600	\$190,400	\$201,200	\$222,800	\$244,000	\$276,700	\$299,800	\$329,500
Garfield	\$161,800	\$160,100	\$170,300	\$178,000	\$197,100	\$216,700	\$200,000	\$216,900
Grant	\$156,900	\$160,200	\$165,400	\$182,400	\$190,500	\$202,300	\$227,900	\$258,500
GraysHarbor	\$118,800	\$123,200	\$138,800	\$151,600	\$169,400	\$191,600	\$215,200	\$251,100
Island	\$255,000	\$266,700	\$290,400	\$316,900	\$340,400	\$366,000	\$388,100	\$442,700
Jefferson	\$261,400	\$254,500	\$276,600	\$320,200	\$355,200	\$371,800	\$402,000	\$455,900
King	\$420,500	\$449,600	\$486,100	\$566,200	\$637,700	\$689,900	\$677,700	\$729,600
Kitsap	\$242,500	\$243,500	\$260,200	\$288,400	\$316,600	\$346,800	\$381,400	\$425,100
Kittitas	\$210,900	\$220,100	\$243,700	\$259,900	\$285,300	\$336,000	\$346,200	\$411,000
Klickitat	\$189,400	\$180,000	\$204,900	\$236,600	\$244,100	\$270,000	\$283,100	\$370,800
Lewis	\$141,600	\$150,500	\$158,700	\$174,000	\$199,200	\$227,400	\$258,700	\$304,100
Lincoln	\$67,500	\$127,500	\$80,000	\$80,000	\$105,000	\$115,600	\$142,500	\$202,100
Mason	\$152,300	\$158,500	\$170,800	\$194,100	\$213,600	\$242,900	\$271,900	\$319,600
Okanogan	\$159,700	\$151,400	\$166,500	\$182,900	\$198,700	\$217,800	\$220,400	\$254,500
Pacific	\$114,000	\$125,300	\$141,600	\$143,500	\$165,000	\$189,100	\$206,000	\$234,300
Pend	\$119,800	\$143,700	\$150,400	\$156,400	\$169,200	\$188,000	\$206,900	\$242,000
Pierce	\$217,700	\$231,900	\$251,900	\$279,000	\$315,700	\$347,400	\$372,200	\$424,300
SanJuan	\$391,500	\$419,400	\$444,300	\$467,100	\$516,700	\$550,000	\$652,000	\$694,800
Skagit	\$228,600	\$236,500	\$281,000	\$287,300	\$317,000	\$349,900	\$374,100	\$421,800
Skamania	\$188,600	\$173,700	\$217,600	\$256,500	\$271,600	\$292,000	\$323,100	\$340,500
Snohomish	\$299,100	\$328,700	\$358,900	\$391,700	\$439,300	\$482,100	\$493,000	\$549,400
Spokane	\$174,500	\$178,400	\$192,200	\$207,300	\$222,600	\$246,200	\$276,600	\$318,200
Stevens	\$119,800	\$143,700	\$150,400	\$156,400	\$169,200	\$188,000	\$206,900	\$242,000
Thurston	\$224,000	\$231,400	\$247,000	\$266,100	\$285,800	\$315,800	\$341,200	\$383,600
Wahkiakum	\$145,000	\$75,000	\$167,500	\$212,500	\$226,800	\$240,900	\$256,800	\$313,900
WallaWalla	\$180,700	\$176,300	\$186,700	\$212,300	\$217,900	\$244,900	\$260,300	\$305,500
Whatcom	\$261,600	\$271,300	\$290,400	\$311,700	\$343,600	\$382,300	\$401,300	\$444,400
Whitman	\$212,900	\$201,600	\$204,100	\$228,700	\$241,200	\$264,100	\$287,500	\$291,300
Yakima	\$160,100	\$160,600	\$166,800	\$189,000	\$204,200	\$226,600	\$249,000	\$281,500
<b>Statewide</b>	<b>\$253,800</b>	<b>\$267,600</b>	<b>\$438,000</b>	<b>\$289,100</b>	<b>\$315,900</b>	<b>\$362,100</b>	<b>\$397,900</b>	<b>\$452,400</b>

WCRER Estimates

# TOTAL BUILDING PERMITS

State of Washington and Counties  
Annual, 2012-2020

County	2012	2013	2014	2015	2016	2017	2018	2019	2020	% Change by year
Adams	29	54	50	86	31	31	47	73	99	35.6
Asotin	19	23	35	31	32	34	34	86	161	87.2
Benton	1,094	930	942	1,124	1,357	1,111	1,285	1,540	1,345	-12.7
Chelan	207	577	304	365	393	442	590	606	670	10.6
Clallam	168	122	160	216	247	307	336	287	279	-2.8
Clark	1,558	2,942	2,240	3,283	3,310	3,787	3,598	4,722	5,022	6.4
Columbia	2	7	7	10	2	4	4	4	10	150.0
Cowlitz	132	195	178	173	308	484	318	351	346	-1.4
Douglas	92	129	156	162	181	187	217	349	321	-8.0
Ferry	15	20	10	16	21	0	1	27	26	-3.7
Franklin	531	375	322	510	530	698	616	601	620	3.2
Garfield	3	1	3	NA	1	1	2	2	4	100.0
Grant	275	279	264	457	650	445	451	489	544	11.2
GraysHarbor	125	122	142	178	207	251	463	344	342	-0.6
Island	178	221	252	281	373	408	391	369	445	20.6
Jefferson	83	101	121	177	238	172	143	174	157	-9.8
King	11,614	12,277	14,703	15,226	17,699	18,641	18,460	17,919	12,337	-31.2
Kitsap	804	913	598	1,066	1,059	1,094	1,149	1,117	1,285	15.0
Kittitas	195	344	283	288	323	531	629	411	414	0.7
Klickitat	78	94	83	120	123	115	127	112	124	10.7
Lewis	121	95	164	129	232	234	275	301	382	26.9
Lincoln	27	45	30	33	50	43	58	48	56	16.7
Mason	121	135	108	111	166	212	276	293	305	4.1
Okanogan	103	134	165	165	133	144	153	156	197	26.3
Pacific	130	139	63	62	77	85	131	91	92	1.1
Pend	36	37	42	47	59	41	48	50	80	60.0
Pierce	2,479	2,892	3,777	3,046	3,865	4,968	5,449	4,272	4,922	15.2
SanJuan	92	109	109	100	124	115	156	133	116	-12.8
Skagit	229	283	274	424	505	663	585	518	561	8.3
Skamania	23	26	34	47	38	58	63	73	82	12.3
Snohomish	3,573	4,348	3,473	2,594	3,925	3,725	4,277	4,408	5,780	31.1
Spokane	1,353	1,634	1,839	1,978	3,596	3,460	2,926	3,106	3,170	2.1
Stevens	71	84	79	74	109	140	200	194	192	-1.0
Thurston	1,012	1,289	1,003	931	2,081	1,067	1,750	1,713	1,161	-32.2
Wahkiakum	5	12	11	15	15	20	11	16	25	56.2
WallaWalla	150	241	207	188	218	144	221	190	154	-18.9
Whatcom	637	999	1,007	911	1,183	1,256	1,464	1,821	1,382	-24.1
Whitman	283	380	218	141	194	242	264	415	98	-76.4
Yakima	471	358	442	392	422	434	578	1,043	575	-44.9
<b>Statewide</b>	<b>28,118</b>	<b>32,966</b>	<b>33,898</b>	<b>35,157</b>	<b>44,077</b>	<b>45,794</b>	<b>47,746</b>	<b>48,424</b>	<b>43,881</b>	<b>-9.4</b>

U.S. Department of Commerce



# SINGLE-FAMILY BUILDING PERMITS

State of Washington and Counties  
Annual, 2012-2020

County	2012	2013	2014	2015	2016	2017	2018	2019	2020	% Change by year
Adams	26	44	46	75	28	23	47	71	99	39.4
Asotin	19	21	33	31	30	34	30	29	87	200.0
Benton	897	840	798	825	952	848	942	1,082	1,125	4.0
Chelan	205	259	286	358	385	414	420	384	473	23.2
Clallam	168	122	160	215	243	287	320	275	275	0.0
Clark	1,190	1,699	1,588	2,220	2,645	2,080	2,793	2,929	3,220	9.9
Columbia	2	7	7	10	2	4	4	4	7	75.0
Cowlitz	132	155	160	168	273	464	294	309	331	7.1
Douglas	92	127	147	132	158	185	206	248	233	-6.0
Ferry	15	20	10	16	21	0	1	27	26	-3.7
Franklin	374	245	280	396	496	609	616	574	620	8.0
Garfield	3	1	3	NA	1	1	2	2	4	100.0
Grant	251	236	230	228	264	350	383	441	440	-0.2
GraysHarbor	125	122	140	174	207	251	455	340	338	-0.6
Island	176	221	252	281	369	401	375	351	329	-6.3
Jefferson	83	101	121	154	234	172	143	174	155	-10.9
King	3,864	4,419	4,215	4,010	4,254	4,356	4,442	3,777	3,688	-2.4
Kitsap	634	674	519	796	862	952	903	931	909	-2.4
Kittitas	180	285	265	285	304	364	435	396	378	-4.5
Klickitat	78	88	78	120	105	99	119	102	105	2.9
Lewis	97	95	129	129	156	218	271	260	327	25.8
Lincoln	27	45	30	33	50	43	58	46	56	21.7
Mason	121	120	108	111	166	208	266	291	303	4.1
Okanogan	103	98	160	164	133	138	149	154	163	5.8
Pacific	130	139	63	62	77	85	94	91	92	1.1
Pend	36	37	42	47	59	41	48	50	80	60.0
Pierce	2,009	2,369	2,371	2,253	2,469	3,014	2,491	2,551	2,664	4.4
SanJuan	92	109	109	100	118	112	152	113	114	0.9
Skagit	227	283	262	410	420	534	542	436	300	-31.2
Skamania	23	26	24	47	38	58	61	64	82	28.1
Snohomish	2,174	1,985	2,079	2,383	2,702	2,627	2,201	2,409	2,508	4.1
Spokane	963	1,299	1,014	1,340	1,661	1,608	1,696	1,696	1,662	-2.0
Stevens	67	66	79	74	99	136	200	192	186	-3.1
Thurston	959	929	934	881	1,084	950	912	812	708	-12.8
Wahkiakum	5	12	11	15	15	20	11	16	21	31.2
WallaWalla	102	134	183	184	182	144	221	160	132	-17.5
Whatcom	488	568	542	599	718	793	767	816	718	-12.0
Whitman	70	100	75	81	78	80	126	128	90	-29.7
Yakima	301	300	352	390	405	412	480	569	494	-13.2
<b>Statewide</b>	<b>16,508</b>	<b>18,400</b>	<b>17,905</b>	<b>19,797</b>	<b>22,463</b>	<b>23,115</b>	<b>23,676</b>	<b>23,300</b>	<b>23,542</b>	<b>1.0</b>

U.S. Department of Commerce

# TOTAL HOUSING INVENTORY

State of Washington and Counties

Annual, 2015-2020

County	2015	2016	2017	2018	2019	2020	% Change by year
Adams	6,461	6,492	6,523	6,570	6,643	6,742	1.5
Asotin	9,908	9,940	9,974	10,008	10,094	10,255	1.6
Benton	72,422	73,779	74,890	76,175	77,715	79,060	1.7
Chelan	36,262	36,655	37,097	37,687	38,293	38,963	1.7
Clallam	36,270	36,517	36,824	37,160	37,447	37,726	0.7
Clark	175,098	178,408	182,195	185,793	190,515	195,537	2.6
Columbia	2,150	2,152	2,156	2,160	2,164	2,174	0.5
Cowlitz	43,888	44,196	44,680	44,998	45,349	45,695	0.8
Douglas	16,173	16,354	16,541	16,758	17,107	17,428	1.9
Ferry	4,142	4,163	4,163	4,164	4,191	4,217	0.6
Franklin	27,210	27,740	28,438	29,054	29,655	30,275	2.1
Garfield	1,351	1,352	1,353	1,355	1,357	1,361	0.3
Grant	35,246	35,896	36,341	36,792	37,281	37,825	1.5
GraysHarbor	36,600	36,807	37,058	37,521	37,865	38,207	0.9
Island	39,274	39,647	40,055	40,446	40,815	41,260	1.1
Jefferson	17,311	17,549	17,721	17,864	18,038	18,195	0.9
King	916,113	933,812	952,453	970,913	988,832	1,001,169	1.2
Kitsap	108,776	109,835	110,929	112,078	113,195	114,480	1.1
Kittitas	21,917	22,240	22,771	23,400	23,811	24,225	1.7
Klickitat	10,211	10,334	10,449	10,576	10,688	10,812	1.2
Lewis	33,792	34,024	34,258	34,533	34,834	35,216	1.1
Lincoln	5,908	5,958	6,001	6,059	6,107	6,163	0.9
Mason	30,441	30,607	30,819	31,095	31,388	31,693	1.0
Okanogan	21,828	21,961	22,105	22,258	22,414	22,611	0.9
Pacific	15,708	15,785	15,870	16,001	16,092	16,184	0.6
Pend	7,738	7,797	7,838	7,886	7,936	8,016	1.0
Pierce	341,976	345,841	350,809	356,258	360,530	365,452	1.4
SanJuan	12,378	12,502	12,617	12,773	12,906	13,022	0.9
Skagit	51,708	52,213	52,876	53,461	53,979	54,540	1.0
Skamania	5,460	5,498	5,556	5,619	5,692	5,774	1.4
Snohomish	303,608	307,533	311,258	315,535	319,943	325,723	1.8
Spokane	212,863	216,459	219,919	222,845	225,951	229,121	1.4
Stevens	19,657	19,766	19,906	20,106	20,300	20,492	0.9
Thurston	112,681	114,762	115,829	117,579	119,292	120,453	1.0
Wahkiakum	2,114	2,129	2,149	2,160	2,176	2,201	1.1
WallaWalla	24,410	24,628	24,772	24,993	25,183	25,337	0.6
Whatcom	93,917	95,100	96,356	97,820	99,641	101,023	1.4
Whitman	20,264	20,458	20,700	20,964	21,379	21,477	0.5
Yakima	88,759	89,181	89,615	90,193	91,236	91,811	0.6
<b>Statewide</b>	<b>3,021,993</b>	<b>3,066,070</b>	<b>3,111,864</b>	<b>3,159,610</b>	<b>3,208,034</b>	<b>3,251,915</b>	<b>1.4</b>

WCRER estimates

# SINGLE-FAMILY HOUSING INVENTORY

State of Washington and Counties

Annual, 2015-2020

County	2015	2016	2017	2018	2019	2020	% Change by year
Adams	4,246	4,274	4,297	4,344	4,415	4,514	2.2
Asotin	7,138	7,168	7,202	7,232	7,261	7,348	1.2
Benton	49,070	50,022	50,870	51,812	52,894	54,019	2.1
Chelan	26,042	26,427	26,841	27,261	27,645	28,118	1.7
Clallam	26,642	26,885	27,172	27,492	27,767	28,042	1.0
Clark	127,354	129,999	132,079	134,872	137,801	141,021	2.3
Columbia	1,689	1,691	1,695	1,699	1,703	1,710	0.4
Cowlitz	30,981	31,254	31,718	32,012	32,321	32,652	1.0
Douglas	11,105	11,263	11,448	11,654	11,902	12,135	2.0
Ferry	2,975	2,996	2,996	2,997	3,024	3,050	0.9
Franklin	19,004	19,500	20,109	20,725	21,299	21,919	2.9
Garfield	1,033	1,034	1,035	1,037	1,039	1,043	0.4
Grant	21,346	21,610	21,960	22,343	22,784	23,224	1.9
GraysHarbor	26,418	26,625	26,876	27,331	27,671	28,009	1.2
Island	31,468	31,837	32,238	32,613	32,964	33,293	1.0
Jefferson	13,486	13,720	13,892	14,035	14,209	14,364	1.1
King	519,352	523,606	527,962	532,404	536,181	539,869	0.7
Kitsap	79,124	79,986	80,938	81,841	82,772	83,681	1.1
Kittitas	15,212	15,516	15,880	16,315	16,711	17,089	2.3
Klickitat	7,200	7,305	7,404	7,523	7,625	7,730	1.4
Lewis	23,878	24,034	24,252	24,523	24,783	25,110	1.3
Lincoln	4,499	4,549	4,592	4,650	4,696	4,752	1.2
Mason	22,764	22,930	23,138	23,404	23,695	23,998	1.3
Okanogan	15,748	15,881	16,019	16,168	16,322	16,485	1.0
Pacific	11,163	11,240	11,325	11,419	11,510	11,602	0.8
Pend	5,813	5,872	5,913	5,961	6,011	6,091	1.3
Pierce	235,915	238,384	241,398	243,889	246,440	249,104	1.1
SanJuan	10,581	10,699	10,811	10,963	11,076	11,190	1.0
Skagit	38,592	39,012	39,546	40,088	40,524	40,824	0.7
Skamania	3,974	4,012	4,070	4,131	4,195	4,277	2.0
Snohomish	204,729	207,431	210,058	212,259	214,668	217,176	1.2
Spokane	145,351	147,012	148,620	150,316	152,012	153,674	1.1
Stevens	14,503	14,602	14,738	14,938	15,130	15,316	1.2
Thurston	80,175	81,259	82,209	83,121	83,933	84,641	0.8
Wahkiakum	1,571	1,586	1,606	1,617	1,633	1,654	1.3
WallaWalla	17,105	17,287	17,431	17,652	17,812	17,944	0.7
Whatcom	60,964	61,682	62,475	63,242	64,058	64,776	1.1
Whitman	10,154	10,232	10,312	10,438	10,566	10,656	0.9
Yakima	60,889	61,294	61,706	62,186	62,755	63,249	0.8
<b>Statewide</b>	<b>1,989,253</b>	<b>2,011,716</b>	<b>2,034,831</b>	<b>2,058,507</b>	<b>2,081,807</b>	<b>2,105,349</b>	<b>1.1</b>

WCRER estimates

# MULTIFAMILY HOUSING INVENTORY

State of Washington and Counties

Annual, 2015-2020

County	2015	2016	2017	2018	2019	2020	% Change by year
Adams	2,215	2,218	2,226	2,226	2,228	2,228	0.0
Asotin	2,770	2,772	2,772	2,776	2,833	2,907	2.6
Benton	23,352	23,757	24,020	24,363	24,821	25,041	0.9
Chelan	10,220	10,228	10,256	10,426	10,648	10,845	1.9
Clallam	9,628	9,632	9,652	9,668	9,680	9,684	0.0
Clark	47,744	48,409	50,116	50,921	52,714	54,516	3.4
Columbia	461	461	461	461	461	464	0.7
Cowlitz	12,907	12,942	12,962	12,986	13,028	13,043	0.1
Douglas	5,068	5,091	5,093	5,104	5,205	5,293	1.7
Ferry	1,167	1,167	1,167	1,167	1,167	1,167	0.0
Franklin	8,206	8,240	8,329	8,329	8,356	8,356	0.0
Garfield	318	318	318	318	318	318	0.0
Grant	13,900	14,286	14,381	14,449	14,497	14,601	0.7
GraysHarbor	10,182	10,182	10,182	10,190	10,194	10,198	0.0
Island	7,806	7,810	7,817	7,833	7,851	7,967	1.5
Jefferson	3,825	3,829	3,829	3,829	3,829	3,831	0.1
King	396,761	410,206	424,491	438,509	452,651	461,300	1.9
Kitsap	29,652	29,849	29,991	30,237	30,423	30,799	1.2
Kittitas	6,705	6,724	6,891	7,085	7,100	7,136	0.5
Klickitat	3,011	3,029	3,045	3,053	3,063	3,082	0.6
Lewis	9,914	9,990	10,006	10,010	10,051	10,106	0.5
Lincoln	1,409	1,409	1,409	1,409	1,411	1,411	0.0
Mason	7,677	7,677	7,681	7,691	7,693	7,695	0.0
Okanogan	6,080	6,080	6,086	6,090	6,092	6,126	0.6
Pacific	4,545	4,545	4,545	4,582	4,582	4,582	0.0
Pend	1,925	1,925	1,925	1,925	1,925	1,925	0.0
Pierce	106,061	107,457	109,411	112,369	114,090	116,348	2.0
SanJuan	1,797	1,803	1,806	1,810	1,830	1,832	0.1
Skagit	13,116	13,201	13,330	13,373	13,455	13,716	1.9
Skamania	1,486	1,486	1,486	1,488	1,497	1,497	0.0
Snohomish	98,879	100,102	101,200	103,276	105,275	108,547	3.1
Spokane	67,512	69,447	71,299	72,529	73,939	75,447	2.0
Stevens	5,154	5,164	5,168	5,168	5,170	5,176	0.1
Thurston	32,506	33,503	33,620	34,458	35,359	35,812	1.3
Wahkiakum	543	543	543	543	543	547	0.7
WallaWalla	7,305	7,341	7,341	7,341	7,371	7,393	0.3
Whatcom	32,953	33,418	33,881	34,578	35,583	36,247	1.9
Whitman	10,110	10,226	10,388	10,526	10,813	10,821	0.1
Yakima	27,870	27,887	27,909	28,007	28,481	28,562	0.3
<b>Statewide</b>	<b>1,032,740</b>	<b>1,054,354</b>	<b>1,077,033</b>	<b>1,101,103</b>	<b>1,126,227</b>	<b>1,146,566</b>	<b>1.8</b>

WCRER estimates

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College of Built Environments

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